

# Sherman Garden Cooperative Apartments

A monthly publication for residents of Sherman Garden Apartments, 1856-66 Sherman Avenue, Evanston, IL

## APRIL 2023 NEWSLETTER



Our two new feral cats from Cats in Action (see ABOUT THE CATS on page 3). The top photo is Sherman and the bottom is Emerson (Emmy).

Note: The cats are very nervous in their new home and we would appreciate it if you kept your distance for a few more weeks as they adjust.

p.s. We need another afternoon cat feeder. Please contact Morris Phibbs if you are interested.



The Garden Club is meeting and planning some amazing things for our garden.

Get out and participate in our community. Make this a wonderful place to live and enjoy.

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### TRUSTEE REPORT

### BUILDING UPDATES/REMINDERS

1. The entry tiles will be replaced on April 17th and 18th. Residents will not be able to use the front entrance on those days, and mail/package delivery will not take place.
2. Nonfunctioning thermostats may still be replaced by contacting Heil and Heil. (Heat will be turned off in May. As the weather warms, there should be minimal discomfort and cost savings on utilities.)
3. Keypads and digital locks for unit doors are not allowed. In older buildings like ours, drilling into doors, electronic additions, etc. unfortunately creates other issues.

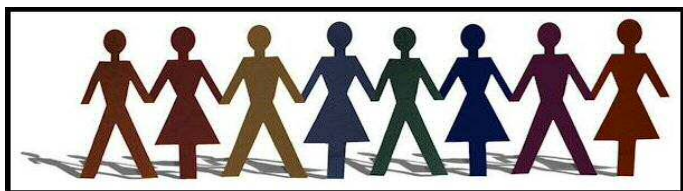
### UPCOMING INFORMATION

1. We are evaluating investment options to earn additional revenue from our reserve funds.
2. Expect a new, clear Maintenance Procedure in the May newsletter. In the meantime, if service is needed, call Heil & Heil Homeowner Services (847 866-7400).

### Q & A (SUBMITTED BY RESIDENTS IN MARCH)

Would the Trustees consider allowing owners to rent out their unit? **No**

Can the buildings' electric infrastructure handle induction ranges? **Yes, but check your individual unit to**



### ASSOCIATION NEWS

By Allen Feuerstein (1860), SGAA President

Two events are being planned for this summer are a July 4th gathering and a courtyard coffee. Also, I am encouraging people to join the Saints-Volunteers for the Performing Arts. The Art Walk was amazing and there is still a walking group you can join. Try to get involved.

Saturday, May 20, 9:30am  
Spring Coffee on the Patio

Sunday, July 2, 1:00-4:00pm  
Garden Party/Independence Day Potluck with Games in the Courtyard

Morris Phibbs spent a lot of time writing up the minutes of our last meeting. You will find that at the end of the newsletter.

see if there is a 220v outlet available. If not, installing the electrical outlet would be at your own cost.

Have the trustees done a thorough analysis of where costs can be reduced or eliminated all together? **Yes.** One example is new hallway lighting which is LED. Electric consumption is approximately 15% of an incandescent light bulb.

Have we looked at changing vendors in any areas? **Yes, Elevators are an example. There is only one company in the area that can work on our vintage elevators. Also, we have changed the intercom service in elevators and lawn treatments to save money.**

Can we have Frank Buzzi meet with Trustees to consider these complexities and ponder a way forward so that these hikes can be mitigated? Have the trustees evaluated our current investment strategy? **Three trustees have met with Frank Buzzi to explore safe options to have our money work harder for us. There is more work to be done as we explore this.**

Should we simply accept the accountant's fee, which is increasing by nearly twice the year's inflation rate. **Our account charges by the hour. In 2022, the increase reflects the accountant doing extra work when we were exploring the parking garage project.**

Is it time to get bids from multiple management companies to bring down expenses? Trustees need to explain what attempts they may or may not have made. **We are provided the best service and a reasonable cost. Other property management companies charge more and provide less service.**

Is there such an animal as an electric boiler (66% increase in gas, 22% increase in electric). **Yes, there is an electric powered boiler equivalent. As you may imagine, with the gas price hike, these are in high demand. There are more questions to be answered to determine if this would be a realistic possibility for us.**

## UNITS FOR SALE

1860 - 7NE - \$87,500

2BR/ 1B/ Balcony

Listing Agent: Joe Tyler Gerber

Engel & Voelkers Chicago North Shore

Telephone No: 847/441-4730

MLS#: 11693616

## UNITS FOR SALE, CONT.

1862 - 4SW - \$90,000

3BR/ 1/1.5B

Listing Agent: Don Schollenberger

Baird and Warner

Telephone No: 847/905-5222

MLS#: 11744758

1866 - 7N - \$360,000

4BR / 2B/ 2 Balconies

Listing Agent: Jackie Mack

Jameson Sotheby's Internatl.

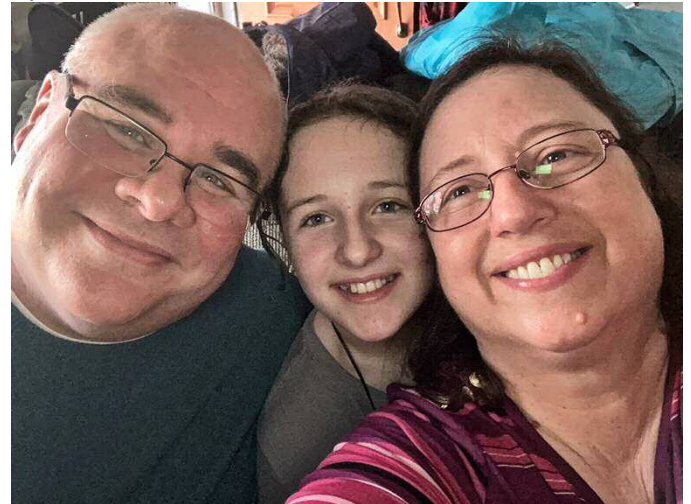
Telephone No: 847/869-7300

MLS#: 11701844

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## WHY I (WE) LOVE LIVING AT SHERMAN GARDEN

By Cherie LeBlanc Fisher (1864)



1. Location and walkability
2. Affordability
3. Neighborliness

When we moved to Sherman Garden almost 10 years ago, I was returning to my job with the US Forest Service. Charles was beginning a stint as a stay-at-home dad to our then one-year-old, Olivia (now called Raven). We looked at Sherman Garden because it was just two blocks from my office, which is near the downtown farmer's market, and because we could afford to buy an apartment, much to our surprise.

We have never regretted our decision to live here. As someone who works in an environmental field, I like having a low carbon footprint by walking everywhere. Charles and Raven were able to visit me at my office for lunch when she was little. I could walk to work and they

could walk to preschool, later even Dewey Elementary. I can do 'walking errands' downtown to the library and to buy most of the usual stuff we need. We've even walked to Jewel, Valli, and Trader Joe's many times over the years. And we've found doctors and dentists that we can walk to.

Because our purchase cost was so low and our assessment covered utilities and taxes, we could afford to live on one salary for several years. And because I could walk to work, we only needed one car. At first, we couldn't believe our luck at living in such a vibrant and convenient neighborhood.

We have always appreciated the friendliness of our neighbors at Sherman Garden. Many people around us have moved in or out over the years and we haven't gotten to know everyone, but we enjoy chatting and visiting with many neighbors in the laundry room or courtyard.

One of my favorite things about Sherman Garden is the board of Trustees. It calls us all to act in service to the larger community and attracts people who want to help Sherman Garden continue to be a great place to live. Charles served as a Trustee for a time and though it was a lot of work and he sometimes saw the proverbial sausage being made, he served in good faith and got to know even more of our neighbors.

Finally, a word about the courtyard which might be #4 on my list. I love our courtyard and enjoy entering into it in all seasons. Even when our apartment is a hot mess and the elevator feels especially claustrophobic, the courtyard is always a joy and something I'm proud to share with friends when they visit.

Thank you to our neighbors who serve as Trustees, put together this newsletter, serve as building coordinators or in other roles, care for our lovely courtyard, and chat with us when we see each other!"  
Cherie

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## DIGGING FOR OIL?

Phil Osborne (1856)

Have you noticed the orange cones in front of 1862? Notice workers digging there recently? Are they digging for oil? Well, yes, they are, sort of.

They dug there in front of 1862 to uncover the grease trap and replace the top of the trap. The cover had

rustured out and become dangerous to step on. That wouldn't be good because the trap is roughly three feet wide and six feet deep.

Each of our buildings has a trap to capture FOG, which stands for fat, oil, and grease. Each building has a pipe flowing with dirty water from our sinks. The used sink water flows into the trap on one side and then out of the trap on the other side and on to the main sewer line. Between the inlet and outlet, there is space inside the trap for the FOG to rise to the surface and remain there, trapped. (Remember, grease is not as dense as water and goes to the top.) Then twice a year, service workers come to clean out all of our grease traps. The spot should be looking better soon. And safe to walk on. Did the diggers find anything else of value besides the trap? Not that I heard about.

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## ABOUT THE CATS

By Liz Houtz, Programs Director, Cats in Action



*Helping people help outdoor cats*

Cats in Action has developed a partnership with the Anti-Cruelty Society, an open-intake shelter without a working cat program, to make sure that all under socialized cats are transferred out alive. New SGA cats Sherman (male) and Emerson (Emmy – female) were trapped and brought in to Anti-Cruelty by someone on the south side of Chicago who did not want them in her yard. They would have been euthanized had Cats in Action not transferred them out.

About Cats in Action:

Erica Roewade and I met over 11 years ago at a feral cat shelter building event. After working with feral cats at Tree House Humane Society and PAWS Chicago, they founded Cats in Action in 2020 to focus exclusively on helping outdoor cats. Cats in Action became a 501c3 registered charitable organization in October 2022.

More info here: <https://catsinaction.org/about-us/>

We are able to take donations through our website: <https://secure.catsinaction.org/forms/donate-1>

If anyone is interested in joining our newsletter, here is the link:

<https://secure.catsinaction.org/forms/cia-newsletter-signup>

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## SHERMAN GARDEN ART CRAWL

By Morris Phibbs (1862)

Approximately twenty-five Sherman Garden residents and guests visited the homes of five Sherman Garden owners on March 26 to view artworks and objects that were made or collected by the owners. The art represented an incredibly wide range originals and facsimiles from the Medieval period through the present day, and a diverse sampling of styles, materials, and media, including etchings, drawings, prints, oils, water colors, digital art, photography, carvings, fabrics, multi-media objects, and fascinating memorabilia.

The works demonstrated the talents, lives, knowledge, and specialized interests of the artists and collectors, who were on hand to provide commentary about their prized possessions. Thank you, Jane Wooley (1862) and hosts Jane Danielson-Rickard (1864), Blaire Laden (1864), Eva Mecic (1866), and Mark Mershon (1860).

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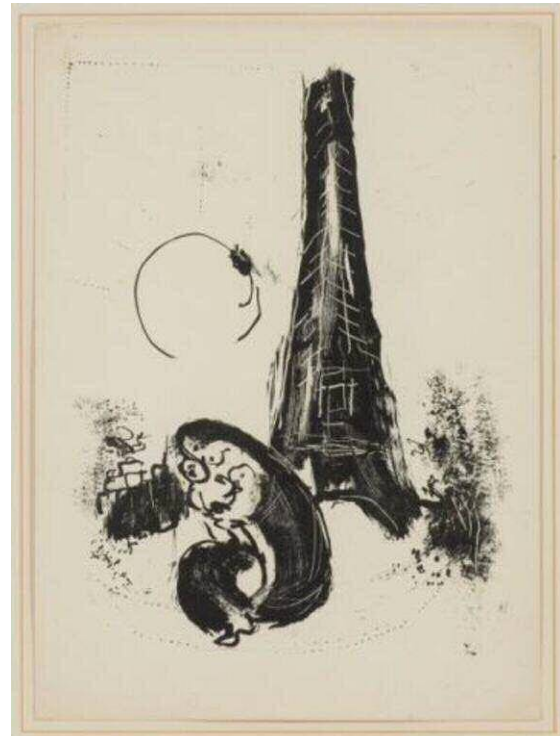
Images



Mark Mershon. *While Performing 'O Holy Night' the Harpist Daydreams About Having a Bowl of Bean Soup* (18" x 24" digital print, graphic collage composed on iPad)



Mark Mershon. *When My Guardian Angels Got Lost in the Pink Cloud, They Used Spoodle-Knoodle to Find Their Way Home* (18"x24" digital print, graphic collage on iPad).



From Jane Wooley's collection: Marc Chagall. *Mother/Child/Eiffel Tower* (lithograph, 1954)



From Jane Wooley's collection:  
William Gropper. Watergate #4 The Speaker  
(lithograph, 1973-74)



Jane Rickard Photography. Abbott and Costello  
(photograph by Jane Rickard)



From Jane Rickard's collection:  
Robert Morley. Carved loon  
(photograph by Jane Rickard)



SGAA Art Crawl Group with Tim Mahoney, Brooke  
Roothaan, Julie Lamberti, Mark Mershon, Morris Phibbs  
(photography by Tim Mahoney)

## SIMPLE RECYCLING Free Home Pickup Service



Simple Recycling Customer Service: 866.835.5068  
Planifye orè gratis pou ranmase resiklaj twal. Rele 866.835.5068  
Programa su recolección gratuita de reciclaje de textiles: Llamando al 866.835.5068  
Agende a coleta gratuita para reciclagem de têxteis: Ligue para 866.835.5068

**simple**recycling.com

The City of Evanston has partnered with [Simple Recycling](https://www.simplerecycling.com), which allows you to easily recycle clothes & household textiles. All you have to do is schedule pickups online in advance at [SimpleRecycling.com](https://www.SimpleRecycling.com) or by calling 866-835-5068. Items should be placed in clearly marked waterproof bags or boxes and put on your front porch or in front of your garage door by 7:30 a.m. on the scheduled pickup day. <http://bit.ly/3LV92gv>

*JUST SO YOU KNOW:* this is not a nonprofit organization. More information: [https://www.simplerecycling.com/supplies/?fbclid=IwAR3xJD rU8sNcSp-oIV14Py96\\_oRivIa9mTM8a2UkqIhUYJvL6M3hBAwJTMA](https://www.simplerecycling.com/supplies/?fbclid=IwAR3xJD rU8sNcSp-oIV14Py96_oRivIa9mTM8a2UkqIhUYJvL6M3hBAwJTMA)

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## EASY TURKEY MEATLOAF

Adapted from a recipe on the Kraft website

By Cindee Bath (1862)

### Ingredients:

- 1 small onion, diced
- 2 ribs celery, diced
- 3 Tbsp. butter
- 1 box Stove Top Turkey Stuffing
- 1/2 tsp. poultry seasoning
- 1 1/2 pound ground white meat turkey (I used 1/2 dark ground turkey and 1/2 turkey breast)
- 2 eggs
- 1 cup dried cranberries, rehydrated in chicken broth noted below
- 1/2 cup chicken broth
- Optional, 3 slices of bacon or turkey bacon
- 

### Preparation

Preheat oven to 350 degrees. Sauté onions and celery in butter until celery is soft and onions are translucent. Add poultry seasoning.

Mix onion mixture, stuffing mix, cranberries and chicken broth. Then add ground turkey and egg, mix well.

Lay slices of bacon on top of meatloaf.

Form into a meatloaf or place in a loaf pan and bake in a 350 degree oven for about 50 minutes.

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## A NEW DELI MIGHT OPEN NEAR SHERMAN GARDEN

Phil Osborne (1856)



According to an article in the April 1, 2023 issue of *Evanston Now*, a deli is planned for Foster Street, close to the Foster Street El stop. This would be immediately

north of Sherman Garden, near the end of our parking lot alley. Mohammad Abdelmajid told residents at a 5th Ward meeting that he is seeking a permit to open a shop there that would offer coffee, bagels, sandwiches, and other items. He stated that he is one of the owners of a similar shop called Hollywood Deli, located at the intersection of Lake Shore Drive, Sheridan, and Hollywood. Abdelmajid picked the Foster spot because it would be convenient for persons who use the Foster Street Station and for those who live and work nearby. That would include us!

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## 2023 SPECIAL OLYMPICS ILLINOIS POLAR PLUNGE

Lisa and Kurt Noble (1856)



On March 19<sup>th</sup>, at Gilson Beach in Wilmette, Kurt and Lisa Noble from 1856, a few of their teammates, as well as Bachelor in Paradise Season 7 winners Kenny Braasch and Mari Pepin, helped raise money for Special Olympics Illinois by participating in the Polar Plunge. While Kurt braved the cold waters of Lake Michigan, Lisa did a live video for their podcast, Amazing Individuals. This was the 7th year that Kurt and Lisa have helped with this event and the 4th year that they won the Top Fundraising Team Award, with their team raising a total of \$6,546!!!! Kurt and Lisa raised a total of \$2,451 alone!!! The total event help raise \$66,876!! When asked what they like most about this event, they both said seeing people come together to help raise money for a cause that means so much to them!

Kurt said what he liked the most about this year is being able to do the plunge with his fellow teammates and

with Kenny and Mari. Now that plunge season is done, Kurt and Lisa are now looking forward to their trip To Berlin for the 2023 Special Olympics World Games!! Lisa will be participating in the Global Congress and Kurt will be volunteering at Bocce!

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### Sherman Garden Trustees

John Coughlin	Term ends May 2023
James Edgren	Term ends May 2023
Tim Mahoney	Term ends May 2023
Marcia Bosits	Term ends May 2024
Barbara Pearson	Term ends May 2025

### Sherman Garden Association

President, Allen Feuerstein, 1860  
 Vice-President, Tim Mahoney, 1860  
 Secretary, Morris Phibbs, 1862  
 Treasurer, Julie Lamberti, 1860  
 Building Coordinators:  
 1856 – Sherre Brutzkus, Lisa Noble  
 1860 – Norman Weston, Eric Mullendore  
 1862 – Jack Stern  
 1864 – Sarah Vanderwicken, Rie McGarry  
 1866 – Pat Rolfs, Walter Henebry

Sherman Garden Apartments is managed by

#### Heil, Heil, Smart & Golee

5215 Old Orchard Road, Suite 300  
 Skokie, IL 60077 847.866.7400

[hsd@hsg.net](mailto:hsd@hsg.net)

Property Manager: Gregg Rithmiller

#### Building Engineers

Rafael Del Rio, Oscar Huazano  
 Boiler Room Phone: 847.864.6887

**SGA Newsletter** is edited by Cindee Bath. It is written by Roving Reporters from the SGA Community. Produced by Diane Petersmarck.

**Submissions are welcome.**

# Sherman Garden Apartments General Meeting Minutes

March 15, 2023

7:30 pm

Zoom

## Meet the Candidates Ask the Trustees

### Meeting Attendees

#### SGAA Board

Allen Feuerstein, president; Tim Mahoney, vice president; Julie Lamberti, treasurer; Morris Phibbs, secretary.

#### SGA Trustees

Marcia Bosits, Jim Edgren, Tim Mahoney, Barbara Pearson.

#### Residents

Approximately forty residents participated.

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President Allen Feuerstein called the Zoom meeting to order at 7:36 pm and thanked everyone who attended.

### Meet the Candidates

Allen introduced Don Schollenberger, the chairperson of the 2023 Trustee Nominating Committee, who acknowledged committee members Michael Blanski, Sherre Brutzkus, Keith Johnson, Tim Mahoney, Eric Mullendore, and Michael Stephens. This is the second consecutive year Don has served as the committee's chairperson, and several of the members also served last year. The committee members made numerous calls and personally asked many SGA owners if they would consider running for the open Trustee slots. Only two people accepted: Jim Edgren agreed to run for a full three-year term after having served a one-year interim appointment, and George Gonzalez agreed to run for a full three-year term to succeed John Coughlin, whose term expires May 1, 2023. Louise Keeley, who had served most of one year of a three-year term, resigned her position effective February 28. As stipulated in the Trust Agreement, the remaining current Trustees appointed an interim to serve until the next available election. The interim Trustee is Tim Mahoney, who will serve through May 1, 2023, and he has agreed to run for the remaining two years of Keeley's term.

No additional SGA owners volunteered or agreed to be placed on the ballot before the search concluded on February 13, when the slate of candidates was announced. At this point in the nominating process, owners are allowed to self-nominate after securing twenty-five endorsement signatures, but no self-nominations were submitted to the committee by the February 17 deadline. The final candidate slate is:



- Jim Edgren (running for a full three-year term).
- George Gonzalez (running for a full three-year term to succeed John Coughlin).
- Tim Mahoney (running for a two-year term to complete Louise Keeley's vacated term).

The committee issued Candidate Questionnaires to the three candidates, who had until February 27 to submit their responses. The completed questionnaires were printed in the March newsletter, prior to the March 15 Meet the Candidates meeting.

Since there are only two candidates running for the two three-year slots and one candidate running for the one two-year slot, an election is not necessary.

Allen and Don asked the three candidates to make brief statements about why they want to serve as a Trustee and what might be some of their goals.

JIM EDGREN. I have been a resident for two years. As a one-year interim appointee, I faced a steep learning curve. I learned a lot during the past year, and I want to continue serving, since a one-year appointment has not allowed adequate time to help me make substantive contributions. I look forward to working on the suggestions made by owners. I am retired after working for fifty years and I have experience working with large budgets for the past forty years. I am also experienced at working with older buildings and I advocate keeping up with maintenance.

GEORGE GONZALEZ. I have lived at Sherman Garden for one and one-half years. I am a businessperson who for thirty years has been running several corporations, which gives me a unique perspective on the needs and functions of a cooperative environment. It's important that we all find ways to participate in our association.

TIM MAHONEY. I served as a Trustee two years ago but needed to resign for personal reasons. I'm now glad to be returning and I look forward to working on a new owner's online portal and helping improve other technologies. I want to help design and implement a business email account that will allow Trustees and association officers to keep SGA business separate from their personal accounts. I am now working part-time, so I have more time to devote to SGA business. I like being involved with and helping our community. When asked what I like about living at SGA, I respond that when I first began looking at settling here, I got a strong vibe that this would be my home.

*QUESTION FOR THE CANDIDATES: We moved to Sherman Garden last October, so we have no long-term experience here. But from what we've seen, it looks as though communication can be improved between the Trustees and owners. How would you try to improve this communication?*

TIM: Once we have implemented a new resident portal, many of our operations will be online and thus much more accessible to owners. If you have questions or comments, you should send an email to all five of the Trustees, and then allow time for the Trustees to research and discuss the issue. The Trust Agreement and Bylaws do not cover all situations and issues, so the Trustees must discuss and must frequently do research and consult with our lawyer prior to responding. It may be several days before we are ready to respond. I will

put this issue on our next meeting's agenda. If your request deals with property issues, call Heil Heil Smart and Golee (HHSg) and contact your Building Coordinator.

*COMMENT FROM THE QUESTIONER: Perhaps the Trustees' responses should be relayed to everyone, not to just the one who submitted the request. Perhaps we can create a database of owners' questions and the Trustees' responses so that owners can search for answers to specific or similar questions.*

GEORGE: I have been asked to update the website and the suggestion would be a useful tool to enhance Trustee responses to requests. This could be a private section for residents only, and it could provide a workable solution. I will put this question on the agenda for the next Trustees' meeting.

JIM: I agree that our communication has been less than perfect. We need to do more than issue reports in our newsletter, bulletin board postings are not optimal. We Trustees are discussing solutions to address these concerns. Maybe we should schedule several Zoom events during the year to provide additional opportunities for exchanges between owners and Trustees.

*QUESTION: More attention needs to be devoted to improving community-building events. We should find ways to increase owner engagement beyond attending SGAA social events. How can we become helpful throughout the community? As members of a cooperative, how can we increase community engagement in addressing and fixing our needs? Keeping the owners well informed might open a door to increased participation in the community's administration and business operations.*

ALLEN AND JIM made comments about the differences between the duties of the Trustees and those of the SGA Association (SGAA). The SGAA has been working to increase community-wide programming. But for clarification, the Trustees and SGAA serve distinct functions. The Trustees engage in business operations, financial planning, long-range planning, and maintenance, none of which is in the purview of the SGAA. So it would be the Trustees who would consider how to foster owner participation in the administration of business operations.

GEORGE AND JIM suggested that the new website might provide a useful tool, and that there will always be more we can do through technology.

*[NOTE FROM SECRETARY: The question of how the Trustees can find ways for the community to become more involved in helping to run and participate in operations seems to remain on the table.]*

*QUESTION: I would like to know more about the candidates' backgrounds.*

JIM: For twelve years I lived in a condominium association where the board was ineffectual and stagnant, so I understand the importance of the role that effective Trustees must play. I came to Sherman Garden with fifty years of business experience and forty years of working as a therapist. For twenty years, I worked in leadership roles, including the administration of a 600-member union fighting for social justice. *[NOTE: When asked later which union he*

*worked for, he said that he worked in the social service agency of the United Auto Workers (New York).]*

GEORGE: I've worked in retail for about thirty years, the last twenty-five of which have been on internet websites. My first company went public, but I'm still working in online retail. I have a lot of free time to give to our community, so I agreed to run. I think it behooves everyone in the community to get involved, and this is my opportunity.

*QUESTION: Given the recent substantial increase in our monthly assessments, how would you improve the communication of such issues? How would you explain how the increase was determined?*

GEORGE: More detailed information should be made available to everyone via the website, email, and written documents.

TIM: The rationale for the level of assessments should be included in the mailing issued by HHSB and in the newsletter.

JIM: In October detailed financials were distributed via the auditor's report, including the itemization of the significant cost increases during the previous year. This information is important when the Trustees work on the next year's budget. The existing inflation rates provide a guideline for what we must anticipate, e.g., general inflation has risen 8% and food is up 12%. These certainly contribute to the overall economic environment that we need to anticipate for the following year's budget. I know of other local assessments that are greater than ours. All increases in costs must be cared for by either increasing our monthly assessments or instituting large special assessments. Deferred maintenance and preventative actions are not an option if we want to maintain our facility.

*COMMENT: The Trustees could initiate quarterly updates about the status of the budget so that residents are made aware of issues as they develop.*

*[NOTE: See the Assessments section below for additional discussion of assessments and expenses.]*

## **ASK THE TRUSTEES**

Marcia introduced this segment of the meeting by listing three major categories that the Trustees will discuss prior to receiving questions.

- Enhancement of the Common Areas
- Heating System and Thermostats
- Assessments

### **Enhancement of the Common Areas**

JIM has worked extensively on these projects, which include replacement of carpet and lighting fixtures, and touch up painting. The lighting fixtures and much of the painting have already been completed; replacement of carpeting and entrance flooring will begin in April. In the near future, there will be major renovations, such as the elevators, beginning with the

service elevators. Minor problems were encountered with the companies that were hired for some of the work, when it was learned that the contractors' work orders did not always match what the Trustees had requested. Those issues were resolved.

*QUESTION: One owner requested specifics about the paint that was used in the hallways. The doorframe for her unit's hallway entrance door is badly chipped and was not repainted.*

The Trustees will ask HHSB to obtain that information. In general, Rafael may have remaindered paint from previous projects, and HHSB should be able to locate specifics in invoices and work orders.

### **Heating System and Thermostats.**

BARBARA began this discussion by relaying that HHSB is investigating the replacement of thermostats. MARCIA contributed by saying that she had just received an update from HHSB. There are a few units that had electric heating units installed in the past. These ancillary heating units, and only these units, are controlled by unique digital thermostats, which are not compatible with our old radiant heat system. Due to the age of our infrastructure, replacement parts are not easily available and sometimes must be specifically built for our needs. If your thermostat is not working, it can be replaced at HHSB's expense, but even these replacements will not create new ways to control our heat. HHSB has an inventory of thermostats that can be used when a thermostat fails, but simply replacing everyone's thermostat from these reserves is problematic, since it would deplete the inventory and jeopardize the ability to replace broken equipment when really needed.

*QUESTION: The waste of heat and energy is very problematic, especially in our current environmental situation. People in units that the system keeps too warm must often keep their windows open during the winter and even run A/C. Has an outside consultant evaluated and made recommendations about our heating system? Are there ways we can curtail this energy waste?*

MARCIA: Yes, such issues are included in the Reserve Inspections. Our boilers are maintained and are kept in good working condition. But over the years sediment has accumulated in the circulation pipes that carry heated water to and from our ceilings and floors. These sediments adversely affect the water flow and decrease the system's efficiency. Functional access to these pipes was not included in the 1940s system engineering, so remedial solutions are extremely difficult; we can't tear down the walls and floors to gain access.

ALLEN. I hired an outside contractor to replace my non-working thermostat and was disappointed with the result. It was very expensive and did not entirely correct the problem.

JANE RICKERT reported that she too is having her thermostat replaced, but ran into complications when the contractor found that the separate regular (which is located in a closet in most units) had a leak and had to be replaced, which required the entire hot water heating system in her tier to be shut down and drained. She is being conscientious in keeping her neighbors and our engineers apprised.

DON SCHOLLENBERGER interjected that the regulators must not be removed, since they are integral to the operation of the entire system. This occurred once in the past, effectively turning off the heat to everyone else.

### **Assessments**

MARCIA: The Trustees were not aware of when residents would be notified of the new assessments. She endorsed the idea [see above] that in the future, such letters should include a statement written by the Trustees that explains the rate of increase. The SGA accountant recommended an increase of 8–10%, which the Trustees rejected. They settled on a 6% increase, which is more in keeping with the 3–5% increases that we are accustomed to. She offered some specific examples of the costs that directly influence the percentage of increase. The **exterior tuck pointing** that is currently underway on 1860 costs \$350K, meaning that upon completion of all five buildings, the project will cost around \$1.5M. [NOTE: This is an example of ongoing maintenance that cannot be deferred.] Without prepaying this expense into our reserves via monthly assessments, the one-time special assessment for this required maintenance would exceed \$10K per unit. Our **elevators** have been grandfathered in, so maintenance becomes a complicated issue. There are only one or two companies in the entire Midwest that can maintain our aging elevators, which seriously limits our ability to bargain for competitive bids.

TIM commented that HHSB contacted two companies, both of which refused to bid on our elevators because they simply can't perform the work that is needed.

DIANE PETERSMARCK commented that the primary problem with our elevators is with the electronics that run them and that there are funds in our reserve to help pay for elevator updating.

JIM commented that the rehabbing of the elevators will focus first on the service elevators, which will probably happen in the coming year. He offered the general statement that since the Trustees are also owners, they too are affected by the assessment increases. It takes time and discussion to build a strong consensus on large and complex issues.

LIGHTING IN COMMON AREAS. Some residents have suggested that, as a cost-saving measure, lighting in the hallways could turn on and off via sensors. While considering this suggestion, the Trustees learned that this is prohibited per municipal code and that such a practice would make it impossible to get insurance. This issue also elicited the comment that this is an example of the legal issues that the Trustees must consider for many suggestions and requests they receive from residents. Another consideration is that insurance sometimes requires that only workers who meet certain requirements may be employed.

### **Additional Questions**

*QUESTION: As part of the current paint updating, will the service elevators be painted?*

MARCIA: This will be done in 2024.

JANE RICKARD: I would like to strip the paint from the copper gates in the service elevators and volunteer to do it. There was discussion about how and when this could be done to avoid interference with regular uses.

*COMMENT: Expression of thanks for Marcia's explanations and for the impressive amount of work performed by the Trustees.*

*QUESTION: What can be done about the increasing rat problem coming from Lou Malnati's [Malnati's has been reported to the city.] Rat bait boxes only attract more rats. Are there any long-term solutions, such as cultivating plants that repel rodents? Tim is working on this issue with other residents. In addition to Malnati's garbage, there is a sewer rat problem.*

Sweetie continues to do a good job keeping rats out of the courtyard, but since she does not stray outside the courtyard, she needs help patrolling "the other side of the fence."  
Additional cats who might roam outside our courtyard are being considered.

WALT HENEGBRY: "Long live the ghost of Stinky!"

*QUESTION: Are the Trustees working on options to invest reserves in interest-bearing instruments?*

The Trustees are working with the SGA's lawyer while looking into options. One issue is that no single trustee is empowered to function as a CEO who can sign investment contracts. As a board of Trustees, they are limited in what they can do individually. No single SGA resident can be expected to assume personal responsibility for the safety of our corporate holdings.

*NOTE: **Rebecca Weaver-Gill** offered to serve as the Zoom moderator for Sherman Garden meetings and programs and to provide technical support for the organization. This is a very generous offer, which the Trustees and SGAA Board Officers will discuss.*

Allen thanked the Trustees, the Trustee candidates, and everyone who joined the meeting. He adjourned the meeting at approximately 9:00pm.

Submitted by  
Morris Phibbs  
SGAA Secretary